

**CITY OF GROVE CITY, OHIO  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING**

**May 25, 2010**

The meeting was called to order at 1:40 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Phil Honsey; Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener. Others present: Kim Dooley, Development Intern; Jennifer Readler, SZD; Chuck Boso, Development Director; Lt. Bill Dolby, Jackson Township Fire; Mike Boso, Chief Building Official and Jennifer Uhrin, Secretary. Mr. Gary Leasure was absent.

Chair Holt noted that a quorum was present. Chair Holt then noted there were no changes to the minutes for the May 11, 2010 regular meeting. The minutes were approved by unanimous consent.

Chair Holt noted the following change to today's Agenda: ***Item #1 Robinson Evans Robinson Group – Lot Split is withdrawn.*** Mr. Honsey made a motion to amend the agenda; seconded by Mr. Linder. The motion unanimously passed.

**ITEM #1      Robinson Evans Robinson Group – Lot Split      (Project ID# 201002220008)**  
**3977 Jackpot Road**

**Applicant: Thomas Clark, 3083 Columbus Street, Grove City, Ohio 43123**

This item was withdrawn. Commission Members agreed to waive the submission fee.

**ITEM #2      China Bell - Development Plan (remodeling)      (Project ID# 201002250009)**  
**1947 Stringtown Road**

**Applicant: Gary Shyu, 1947 Stringtown Road, Grove City, Ohio 43123**

The applicant is proposing to remodel the existing China Bell restaurant to create a new foyer as well as a new pick-up window. The parking lot will be reconfigured to create a new ten (10) foot-wide drive aisle to access the pick-up window, as well as to create a new landscaped entry. The drive aisle will be separated from the parking area by a landscaped island, which will also define the boundary of five parking spaces. The existing handicap parking spaces will be relocated to the west of the building entrance. The reconfiguration of the parking lot reduces the number of parking spaces available in front of the building by three (3) spaces, for a total of fifty (50) spaces to the north, between the restaurant and Stringtown Road. The applicant is proposing a new building façade for the building entry, with a stone finish (Glen Gery Landmark Prestige Stackstone) and new entrance canopy. The stone utilized on the entry will be used as columns for accent on the rest of the front façade, while the remainder of the building will remain the existing brick in a khaki color, complimentary to the proposed stone finish. Over each of the stone columns, metallic bronze awnings are proposed, each displaying decorative graphics. New lighting fixtures will be mounted at the top of each of the proposed stone columns and surface mounted lighting is proposed to illuminate the new sign located over the remodeled entrance. All proposed new lighting fixtures will have a dark bronze finish. No new lighting is proposed for the parking area.

Mr. Gary Shyu was present and spoke to this item.

Mr. Havener questioned whether this would impact parking requirements. Mr. Shyu stated he had an existing parking agreement with the owner of the hotel located directly behind the restaurant to allow for overflow parking. Mr. Mike Boso was not clear whether there was adequate parking. An analysis would need to be completed. Ms. Dooley restated that they were in receipt of the parking agreement that had been executed in 2005 with the property owner to the south and there had not been any issues noted thus far. Mr. Mike Boso stated that the Building Division had not reviewed the parking agreement and would need to review it. Ms. Dooley further stated that the applicant was losing three spaces, but was not

increasing the intensity of use for parking. Mr. Honsey clarified that the parking agreement had been in place and no issues had come up. He further stated that our Planning and Zoning and Building staff should get together to clearly establish the City's position as to the required number of parking spaces and the burden should not be on Mr. Shyu to jump around between departments. Once the City makes its determination, they will work with Mr. Shyu to ensure his plan meets code.

Chair Holt noted the following stipulations:

1. Landscape plan shall be amended to include the size of all landscaping at installation.
2. Landscape plan shall be amended to include a tree planting typical stating that 50% of the wire cage and burlap be removed and 100% of the trunk wrap and twine shall be removed.

Mr. Shyu indicated he understood and agreed to comply with the stipulations.

Mr. Honsey stated that his motion includes the notation that City Planning and Zoning and Building staff get together to determine a unified position on the parking issue and that the China Bell – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #3      China Bell – Special Use Permit (Drive Thru)      (Project ID# 201002250010)**  
**1947 Stringtown Road**

**Applicant: Gary Shyu, 1947 Stringtown Road, Grove City, Ohio 43123**

The applicant is proposing to install a pick-up window on the north side of the China Bell restaurant with a drive aisle separated from the parking area by a landscape island. The ten (10) foot-wide drive aisle will be capable of holding approximately five (5) stacked cars. No new orders will be taken through the proposed window and will only be for picking up previously placed orders. The window will be available for the pick-up of orders during the operating hours of the restaurant- typically 11:00 am to 10:00 pm.

Mr. Shyu was present and spoke to this item as well. He indicated that he felt it was important to add a drive thru as people are so busy now they don't always have time to come in and eat. He further stated that he does want to see people come in, but realizes it is not always possible.

Mr. Honsey asked if the Fire Department had any concerns with the proposed drive isle. Lt. Dolby stated that he did not see any issues with it.

Chair Holt noted there were no stipulations associated with this item.

Mr. Havener made a motion that the China Bell – Special Use Permit (Drive Thru) be recommended for approval to City Council as submitted; seconded by Mr. Linder. The motion was unanimously approved.

**ITEM #4      Enterprise Rent-A-Car - Development Plan      (Project ID# 20100420018)**  
**3521 Broadway**

**Applicant: Jennifer Hendrick, 3720 Lacon Road, Hilliard OH 43026**

The applicant is proposing to construct a single-story, 720 square foot wash bay to the rear of the existing 3,164 square-foot structure that will not affect the flow of traffic or existing parking configuration around the site. The proposed wash bay will serve as a place to vacuum and wash rental cars on the property. It will not be for public use. The proposed addition will be constructed of materials to match the existing structure. The applicant is also proposing a change to the exterior colors of the entire building. The existing green on the storefront aluminum and window frames will be painted black and the upper wall color will be changed from grey to light beige. Additionally, curbed landscaped areas will be installed

around the dumpster enclosure and south side of the new wash bay. Existing landscaping will not be affected.

Mr. Ken Garrett and Ms. Jennifer Hendrick were present and spoke to this item. Ms. Hendrick stated that they have been at that location for five years and are doing well. The cars were previously washed off-site.

Chair Holt noted there were no stipulations associated with this item.

Mr. Honsey made a motion that the Enterprise Rent-A-Car – Development Plan be recommended for approval to City Council as submitted; seconded by Mr. Linder. The motion was unanimously approved.

**ITEM #5      Pinkalicious – Certificate of Appropriateness (HPA-Sign)      (Project ID# 201004230020)**  
**4048 Broadway**

**Applicant: Tara Becker, 4048 Broadway, Grove City, Ohio 43123**

The applicant is seeking approval of a certificate of appropriateness for a window sign to display the business name and primary use, utilizing all white lettering. The proposed sign is 4.5 feet wide and 1.5 feet in height, for a total sign area of 6.75 square feet.

The applicant was absent. Planning Commission agreed to proceed with the application. Chair Holt noted there were no stipulations associated with this item.

Mr. Honsey made a motion that Pinkalicious – Certificate of Appropriateness (HPA-Sign) be recommended for approval to City Council as submitted; seconded by Mr. Linder. The motion was unanimously approved.

**ITEM #6      Parkway Centre - Outlot 43 – Lot Split      (Project ID# 201005170023)**  
**East side of Buckeye Pkwy – between Stringtown and Lamplighter**

**Applicant: Sean Cullen, Parkway Centre East, LLC, 150 E. Broad Street, Columbus, Ohio 43215**

The applicant is requesting approval to divide an existing 26.9 acre parcel to create a 0.906-acre lot on the south side of the existing Buckeye Parkway entrance drive to Parkway Centre East. The proposed lot will have 154.3 feet of frontage on Buckeye Parkway and is currently vacant.

Mr. Cullen was present and spoke to this item. He stated that this is located just south of the signal connecting Parkway Centre South and Parkway Centre East and does have a deal pending with a financial institution.

Mr. Havener made a motion that the Parkway Centre – Outlot 43 – Lot Split be approved as submitted; seconded by Mr. Honsey. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:10 p.m.

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Jennifer Uhrin, Secretary

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Marv Holt, Chair